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PRELIMINARY PLAT  
PP-1617-10

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ITEM NO. 5b

STAFF REPORT

**ITEM:** Consideration of a Preliminary Plat for 211 BOYD, A PLANNED UNIT DEVELOPMENT (A Replat of Lots 35 through 42, Block 2, Larsh's University Addition).

**LOCATION:** Located at the northwest corner of the intersection of Boyd Street and DeBarr Avenue.

**INFORMATION:**

1. Owners. Asp Street Investments L.L.C./329 Partners II L.P.
2. Developer. Asp Street Investments L.L.C./329 Partners II L.P.
3. Engineer. SMC Consulting Engineers P.C.

**HISTORY:**

1. September 10, 1901. The final plat for Larsh's University Addition was filed of record with the Cleveland County Clerk.
2. September 15, 1901. The final plat for Larsh's University Addition was filed of record with the Cleveland County Clerk.
3. July 13, 1954. City Council adopted Ordinance No. 884 placing this property in R-3, Multi-Family Dwelling District.
4. September 11, 1956. City Council adopted Ordinance No. 1009 placing a portion of this property in the C-2, General Commercial District and removing it from R-3, Multi-Family Dwelling District.
5. September 11, 1962. Planning Commission recommended to City Council that a portion of this property be placed in C-2, General Commercial District and removed from R-3, Multi-Family Dwelling District.

## HISTORY (Con't)

6. October 23, 1962. City Council adopted Ordinance No. 1426 placing a portion of this property in C-2, General Commercial District and removing it from R-3, Multi-Family Dwelling District.
7. September 5, 1967. Planning Commission recommended to City Council that a portion of this property be placed in R-O, Residential-Office District and C-1, Local Commercial District and removed from R-3, Multi-Family Dwelling District.
8. September 26, 1967. City Council adopted Ordinance No. 1997 placing a portion of this property in R-O, Residential-Office District and C-1, Local Commercial District and removing it from R-3, Multi-Family Dwelling District.
9. October 3, 1967. Planning Commission recommended to City Council that a portion of this property be placed in C-1, Local Commercial District and C-2, General Commercial District and removed from R-3, Multi-Family Dwelling District.
10. October 24, 1967. City Council adopted Ordinance No. 2009 placing a portion of this property in C-1, Local Commercial District and C-2, General Commercial District and removing it from R-3, Multi-Family Dwelling District.
11. March 9, 2006. Planning Commission, on a vote of 7-0, recommended to City Council that a portion of this property be placed in C-1, Local Commercial District and removed from R-O, Residential-Office District.
12. April 25, 2006. City Council adopted Ordinance No. O-0506-46 placing a portion of this property in C-1, Local Commercial District and removing it from R-O, Residential-Office District.
13. June 8, 2017. The applicant has made a request to place this property in the PUD, Planned Unit Development and remove it from C-1, Local Commercial District and C-2, General Commercial District.

## IMPROVEMENT PROGRAM:

1. Fire Hydrants. A fire hydrant maybe required subject to the design of the fire suppression system. Its location will be determined by the Fire Department.
2. Sanitary Sewers. Sanitary sewer main is existing.

**IMPROVEMENT PROGRAM (Con't)**

3. Sidewalks. Sidewalks will be constructed as needed adjacent to Boyd Street and DeBarr Avenue.
4. Storm Sewers. There is less impervious area proposed for the property than was previous. Additional drainage improvements are not required.
5. Streets. Boyd Street and DeBarr Avenue are existing. Existing drive approaches will be removed. Street curbing will be constructed where existing drive approaches were located.
6. Water Mains. Water mains are existing.

**PUBLIC DEDICATIONS:**

1. Easements. All required easements will be dedicated to the City on the final plat.
2. Rights-of-Way. All street rights-of-way will be dedicated to the City on the final plat.

**SUPPLEMENTAL MATERIAL:** Copies of a location map, preliminary site development plan and preliminary plat are included in the Agenda Book.

**STAFF COMMENTS AND RECOMMENDATION:** This is an infill project that has many existing infrastructures within this developed area to be removed. The owners are proposing a multi-story retail, restaurant and offices including a parking garage on .64 acres.

Staff recommends approval of the preliminary plat for 211 Boyd Addition, a Planned Unit Development subject to the approval of O-1617-39.

**ACTION NEEDED:** Approve or reject the preliminary plat for 211 Boyd Addition, a Planned Unit Development (A Replat of Lots 35 through 42, Block 2, Larsh's University Addition).

**ACTION TAKEN:** \_\_\_\_\_